

# Maryland Inventory of Historic Properties

## Addendum

MIHP Number: B-3580

Property Name: 106 S. Paca St.  
Property Address: 106 S. Paca St., Baltimore, MD 21201

Based on a site visit conducted on December 14, 2005 by John Milner Associates, on behalf of Maryland Mass Transit Administration (MTA), this property is no longer extant.

B-3580  
106 South Paca St.  
Baltimore  
no access/U. Md.

c. 1830-1840

The building at 106 South Paca Street situated on the west side of South Paca between Lemmon and West Lombard Streets, is a two story high, two bay wide, gable-roofed structure constructed of brick laid in Flemish bond. The house, presently in extremely poor condition with windows and doors boarded up and an interior gutted by fire, possess an elevated first story entrance in the northern bay, accessible by a series of decaying wooden steps. A transom is all that remains of the architectural elaboration of this facade which as the HABS drawings of the late 1930's demonstrate, considerably elegant examples of Greek Revival decoration.

A boarded up window with no detail visible flanks the entrance to the south. The second story is characterized by two symmetrically positioned window openings with flat-arched brick lintels and flush wooden sills. Two smaller square windows punctuate the attic level. A wooden, boxed cornice crowns the facade, and an interior brick chimney, located in the south gable rises above the standing seam tin roof.

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

AND/OR COMMON

106 South Paca Street

**2 LOCATION**

STREET &amp; NUMBER

106 South Paca Street

CITY, TOWN

Baltimore

VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

**3 CLASSIFICATION**

## CATEGORY

☐ DISTRICT  
☒ BUILDING(S)  
☐ STRUCTURE  
☐ SITE  
☐ OBJECT

## OWNERSHIP

☒ PUBLIC  
☐ PRIVATE  
☐ BOTH

## PUBLIC ACQUISITION

☐ IN PROCESS  
☐ BEING CONSIDERED

## STATUS

☐ OCCUPIED  
☒ UNOCCUPIED  
☐ WORK IN PROGRESS

## ACCESSIBLE

☐ YES: RESTRICTED  
☐ YES: UNRESTRICTED  
☒ NO accessible

## PRESENT USE

☐ AGRICULTURE ☐ MUSEUM  
☐ COMMERCIAL ☐ PARK  
☐ EDUCATIONAL ☐ PRIVATE RESIDENCE  
☐ ENTERTAINMENT ☐ RELIGIOUS  
☐ GOVERNMENT ☐ SCIENTIFIC  
☐ INDUSTRIAL ☐ TRANSPORTATION  
☐ MILITARY ☐ OTHER:

**4 OWNER OF PROPERTY**

NAME

State of Maryland for use by University of

Maryland

Telephone #: 853-3683

STREET &amp; NUMBER

Office of University Planning, University of Maryland

CITY, TOWN

College Park

VICINITY OF

STATE, zip code

Maryland 20742

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Baltimore City Courthouse

Liber #: RHB 3597

Folio #: 139

STREET &amp; NUMBER

Fayette &amp; Calvert Streets

CITY, TOWN

Baltimore

STATE

Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Historic American Buildings Survey

Survey No. MD-17

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR  
SURVEY RECORDS

Library of Congress

CITY, TOWN

Washington, D.C.

STATE

**7 DESCRIPTION**

B-3580

**CONDITION**

☐ EXCELLENT  
☐ GOOD  
☐ FAIR

☒ DETERIORATED  
☐ RUINS  
☐ UNEXPOSED

**CHECK ONE**

☐ UNALTERED  
☒ ALTERED

**CHECK ONE**

☒ ORIGINAL SITE  
☐ MOVED      DATE \_\_\_\_\_

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**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

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The dwelling at 106 South Paca Street, located on the west side of South Paca Street between Lemmon & West Lombard Streets, is a two storey tall, two bay wide, gable-roofed structure constructed of brick laid in flemish bond. The house, dating from the 1830's - 1840's, is in extremely poor condition - windows and door have been boarded up, the interior gutted by fire.

The elevated first storey entrance, located in the northern bay, is accessible by a series of decaying wooden steps. Although all traces of the door surrounds have long since disappeared, a transom area is still visible above the blocked-off plywood doorway. A boarded up window opening flanks the entrance to the south. Directly below this opening at street level is at closed off square window opening.

The second storey is characterized by two symmetrically positioned window openings with flat-arched brick lintels and flush wooden sills.

Two smaller square windows punctuate the attic level.

Little remains of the wooden boxed cornice. A interior brick chimney, located in the south gable rises above the standing seam tin roof.

**INTERIOR**

Access into the interior was not possible at the time of the survey.

**HABS DRAWINGS**

In the late 1930s/early 1940s the Historic American Building Survey as a official project for the Works Progress Administration executed a series of drawings of 106 South Paca Street and its neighbor to the north, 104 South Paca Street. These drawings, a xerox of which are attached to this form, fully document not only the exterior facade and interior floor plans but also the exquisite Greek revival detail which adorned the building.

**CONTINUE ON SEPARATE SHEET IF NECESSARY**

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

## SPECIFIC DATES

1830-1840s

## BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

Little information is known about this structure other than it and its neighbor to the south (108 South Paca Street) are the sole survivors of a 2nd quarter of the 19th century residential area which in the latter part of the 19th century and the early part of the 20th century developed into a commercial district. The following information is quoted from material gathered by the HABS team who documented 104 and 106 South Paca Street.

Owners:

104 South Paca Street

David Holberg  
2309 West North Avenue  
Baltimore, Maryland

106 South Paca Street

Jordan Genetos  
108 South Paca Street  
Baltimore, Maryland

Date of Erection:

1830-1840

Architect:

unknown

Builder:

unknown

Present condition:

very poor

Number of stories:

Two stories, basement, attic

Materials of Construction:

Brick exterior walls, wood interior  
and roof construction, tin roof,  
wood exterior cornice & trim

## HISTORIC DATA

The present houses are no longer of value to anyone, the present occupancy is of the lowest quality. 106 is the cheapest kind of rooming house and 104 is an equally low grade restaurant. A gas filling station adjoins the north and a barroom to the south. Other buildings in the neighborhood are powering warehouses and clothing manufacturing plants. A 100 years or more ago the district was residential but never fashionable nor the home of wealthy persons. It is not among the oldest neighborhoods in the city. A map of 1819 shows the section first developing.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION \_\_\_\_\_

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE \_\_\_\_\_

COUNTY \_\_\_\_\_

STATE \_\_\_\_\_

COUNTY \_\_\_\_\_

**11 FORM PREPARED BY**

NAME / TITLE

Bridget M. Deale, Historic Sites Surveyor

ORGANIZATION

Maryland Historical Trust

DATE

December 1979

STREET &amp; NUMBER

Shaw House, 21 State Circle

TELEPHONE

269-2438

CITY OR TOWN

Annapolis

STATE

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

106 South Paca Street

Significance

Page 2

Historic Data

Today the houses show very bad settlement cracks and distortion. It is but a matter of a few years when they inevitably will give way to business development.

## CHAIN OF TITLE

106 South Paca Street  
4-8-630-23

RHB3597/139 4/10/1978 Deed	From Jordan Genetos to State of Maryland, University of Maryland
SCL3765/622 8/6/1921 Deed	From George, Margaret Roesch to Jordan Mary Genetos. Beginning on the West side of Paca Street at a distance of 17' North from the Northwest corner of Paca Street and Carpenter Alley since then called Lorman and now called King Street and running North bounding on Paca Street 17' then West paralleling with Carpenter Alley 66'1" then South paralleling with Paca Street 17', then East paralleling Carpenter Alley 66'1" to place of beginning being known as 106 South Paca Street.
SCL 2455/173 6/4/1921 Deed	From Mary Malthan to George Roesch.
RO2301/107 Deed	From May H. Nevdecker to Roesch.
JB 1304/132 8/2/1890 Deed	From Benjamin Kurtz, Trustee to May Hudgins Bay (Now Nevdecker). In the case of Mary A. Pope vs. Mary Jane Bueschel, Kurtz was appointed Trustee to sell the property and did on 6/28/1890 to May Hudgins Bay for \$1175.
AM 277/316 6/28/1865 Lease	From Jacob, Regina Pope to Sammuel Ellinger. For \$2250 those two lots which ground in therin described as one parcel and has been improved by the erection of two brick houses.
ED 125/312 4/10/1857 Deed	From James Howard McHenry to Jacob F. Pope. For \$3400 both parcels of land plus rights to the alley (ED 88/89)
TK340/23 3/23/1844	From William George Read to James Howard McHenry. Lots # 1 and 2.  See Equity Case, James Henry McHenry vs. Thomas Severson around 2/21/1844 when these lots and two others were put up for sale.



## CHAIN OF TITLE

701-721 West Redwood Street  
49-651-21/43

RHB 2746/258  
3/4/1971  
DEED

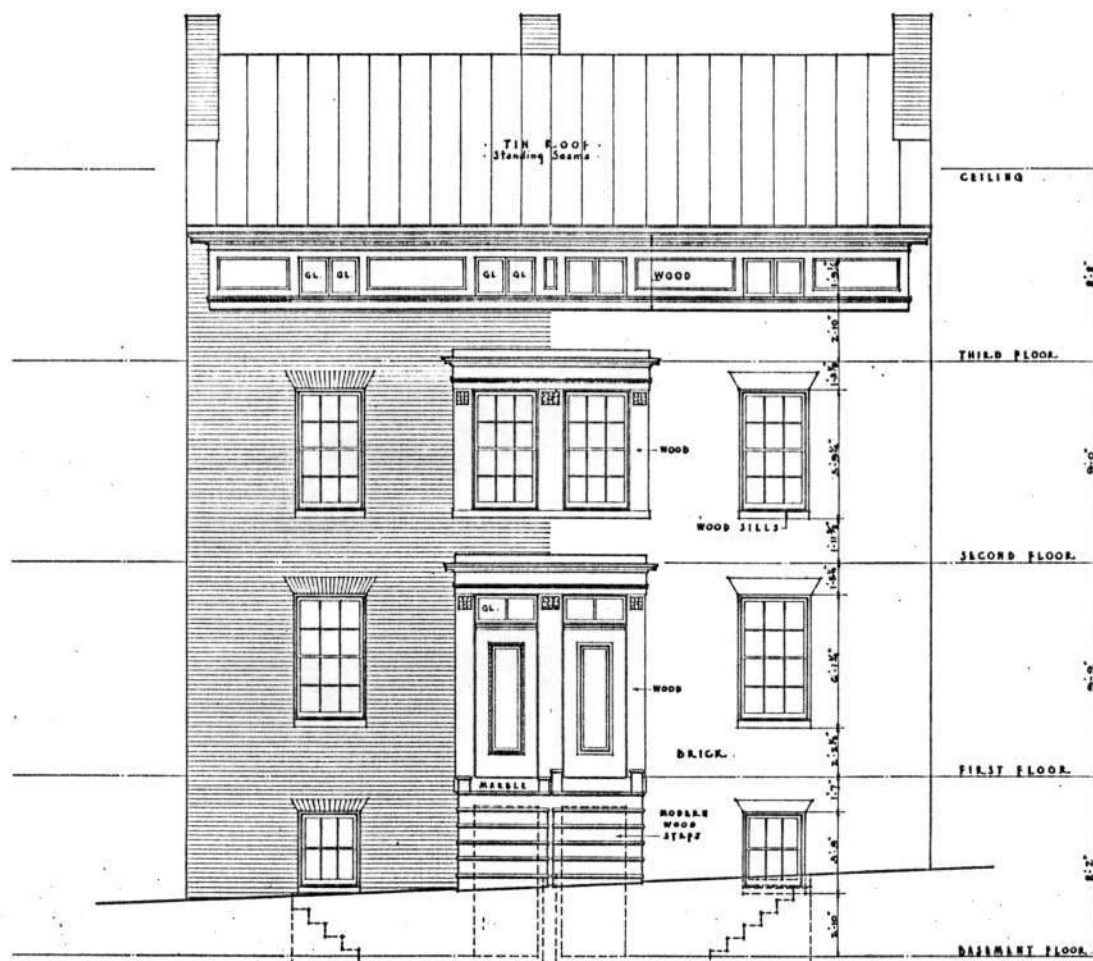
From Mayor & the City Council of  
Baltimore to the State of Maryland  
for use by the Board of Regents  
of the University of Maryland

8184-461  
8/14/1950  
DEED

From the Bradley Realty Corporation  
to the Mayor & the City Council of  
Baltimore

8117/293  
3/28/1950

From the Hecht Company to the Bradley  
Realty Corporation the record describes  
seven lots



BRICK, SIZE 2 1/2" x 4 1/4" x 8 1/2"  
3/4" FLUSH JOINTS  
FLEMISH BOND

EAST ELEVATION PACA ST.  
SCALE 1/4" = 1'-0"

0 1 2 3 4 5 6 7 8 9 10 FEET

0 1 2 3 METERS

GEORGE E. WYANT, DEL.

WORKS PROGRESS ADMINISTRATION  
OFFICIAL PROJECT NO 265-6807  
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE DIVISION OF PLANS AND DESIGN

BALTIMORE

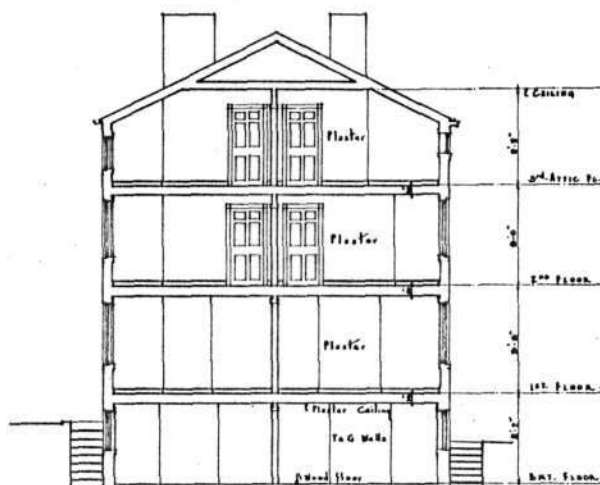
NAME OF STRUCTURE  
104-106 SOUTH PACA ST. MARYLAND



SURVEY NO.  
MD-17

"HISTORIC AMERICAN"  
BUILDINGS SURVEY  
SHEET 2 OF 3 SHEETS

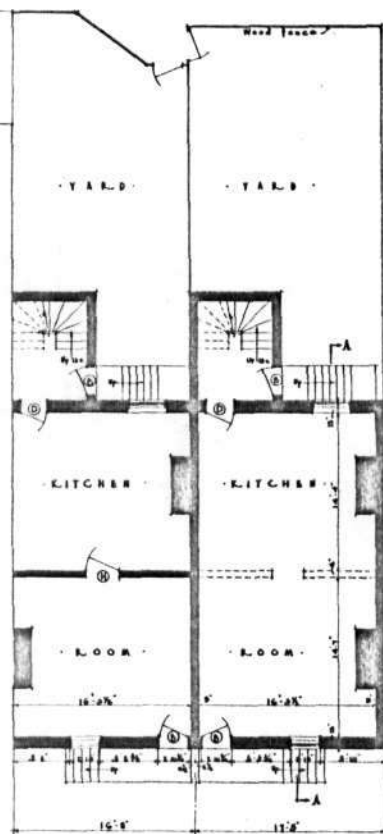
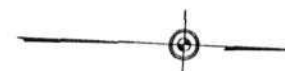
UNIVERSITY OF CHICAGO  
BUILDING RECORDS



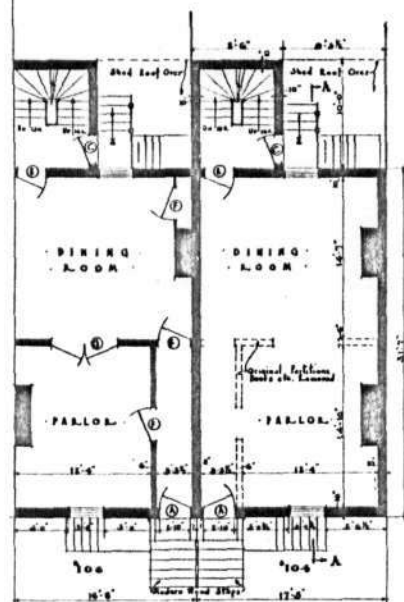
CROSS SECTION A-A  
SCALE 1/4" = 1'-0"

SCHEDULE OF DOORS

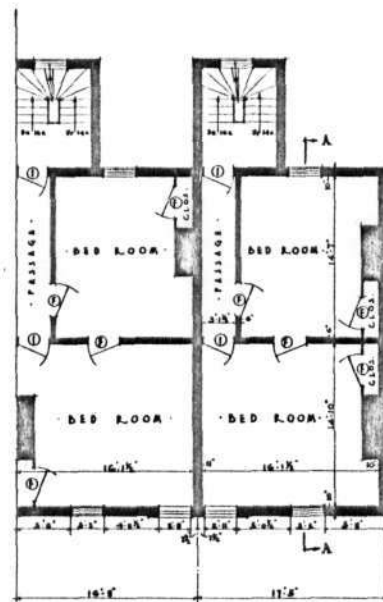
- (A) 2'-0" x 6'-6" x 1 1/2" Transom Over.
- (B) 2'-8" x 6'-6" x 1 1/2"
- (C) 2'-0" x 7'-0" x 1 1/2" Transom Over.
- (D) 2'-0" x 6'-6" x 1 1/2"
- (E) 2'-8" x 7'-0" x 1 1/2"
- (F) 3'-0" x 7'-0" x 1 1/2"
- (G) 6'-1" x 8'-2" x 1 1/2" Double Doors.
- (H) 3'-0" x 6'-6" x 1 1/2"
- (I) 2'-10" x 7'-0" x 1 1/2"
- (J) 2'-4" x 4'-6" x 1 1/2"



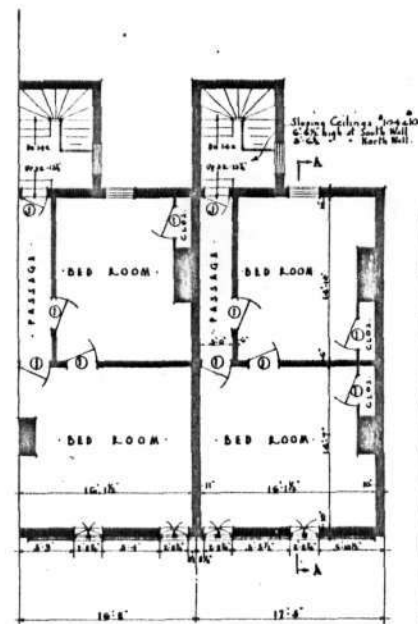
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

GEORGE E. WYANT, DEL.

WORKS PROGRESS ADMINISTRATION  
OFFICIAL PROJECT NO. 265-6907  
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE

BALTIMORE 104-106 SOUTH PACA ST. MARYLAND.

SURVEY NO.  
MD-17

"HISTORIC AMERICAN"  
BUILDINGS SURVEY  
SHEET 1 OF 3 SHEETS

PROPERTY OF HISTORIC  
BUILDINGS SURVEY

1'-9 1/4" TO HEAD

2'-0 1/4" WIDE ORG.

SECTION AT ATTIC WINDOW JAMB

SECTION · ELEVATION ·  
ARCHITRAVE OF MAIN CORNICE ·SECTION ·  
MAIN CORNICE ·

FACE OF BRICK WALL

GEORGE E. WYANT, DEL.

WORKS PROGRESS ADMINISTRATION  
OFFICIAL PROJECT NO 245-4907  
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE

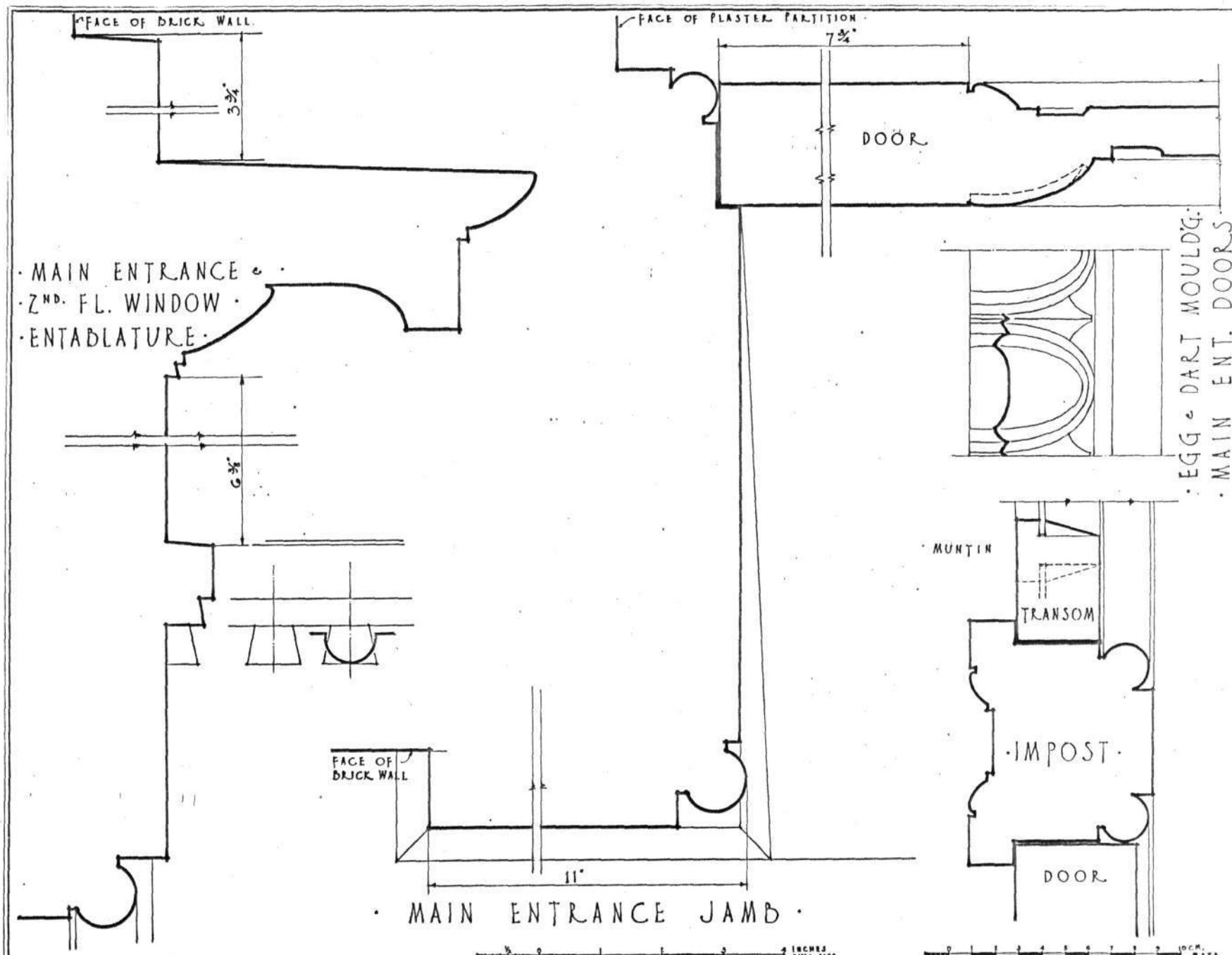
BALTIMORE

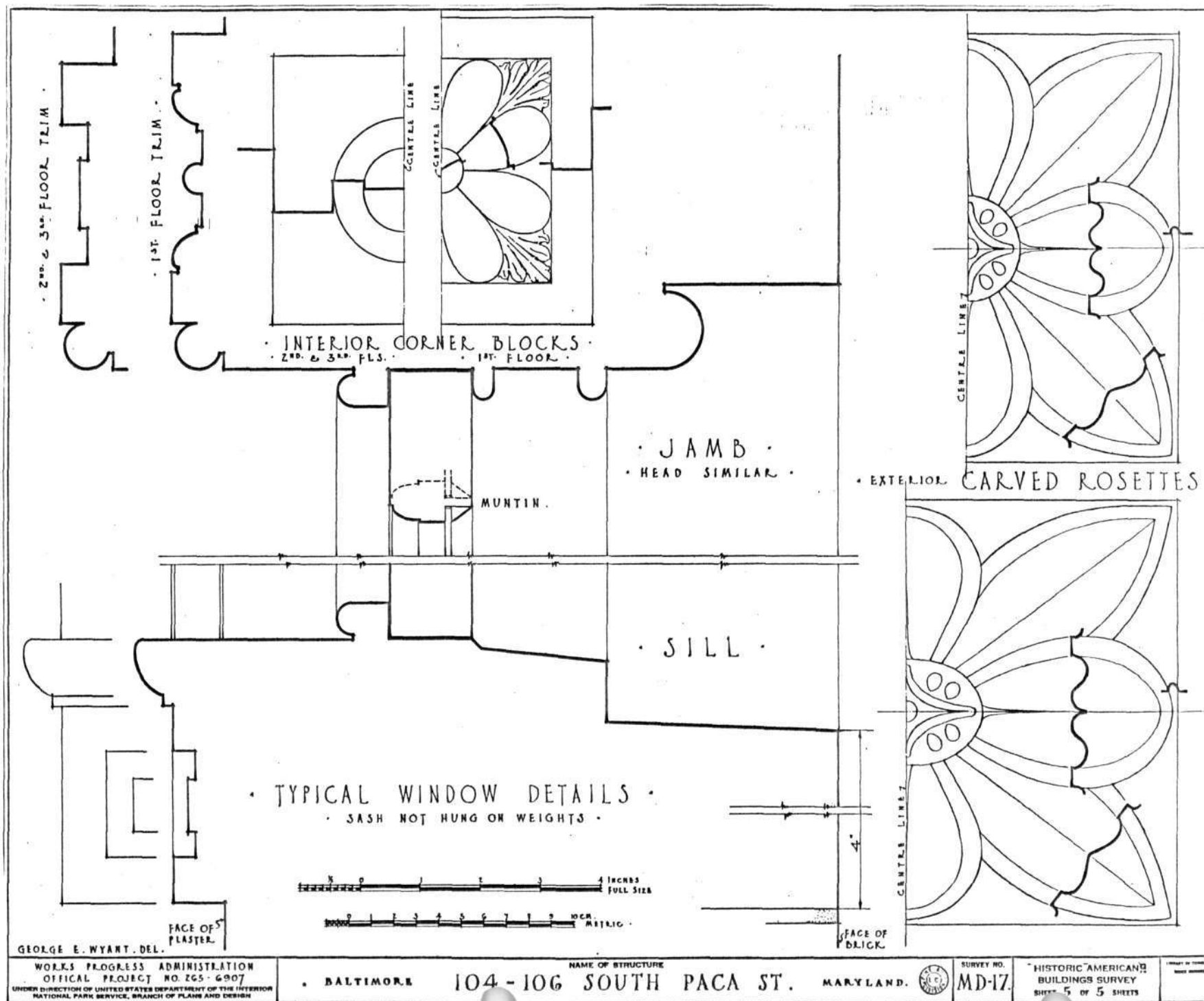
104-106 SOUTH PACA ST.

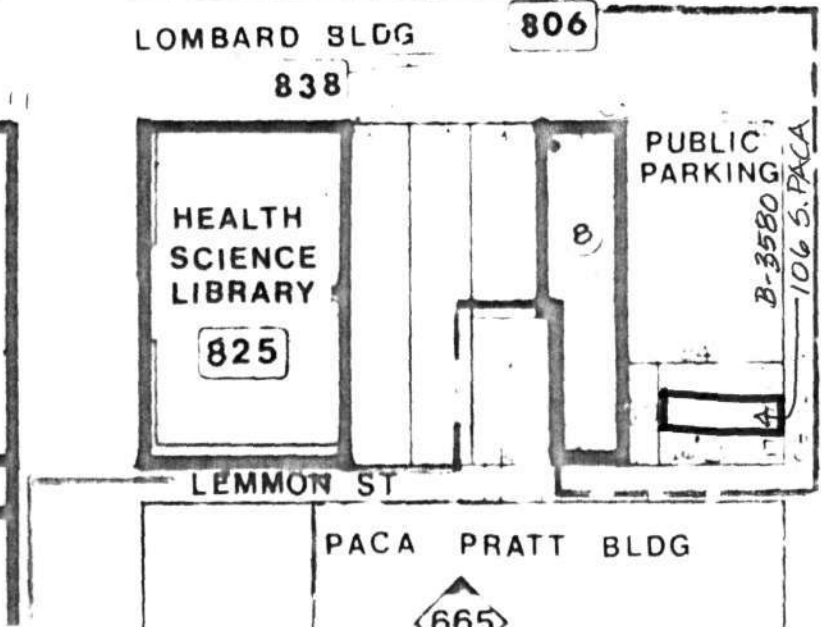
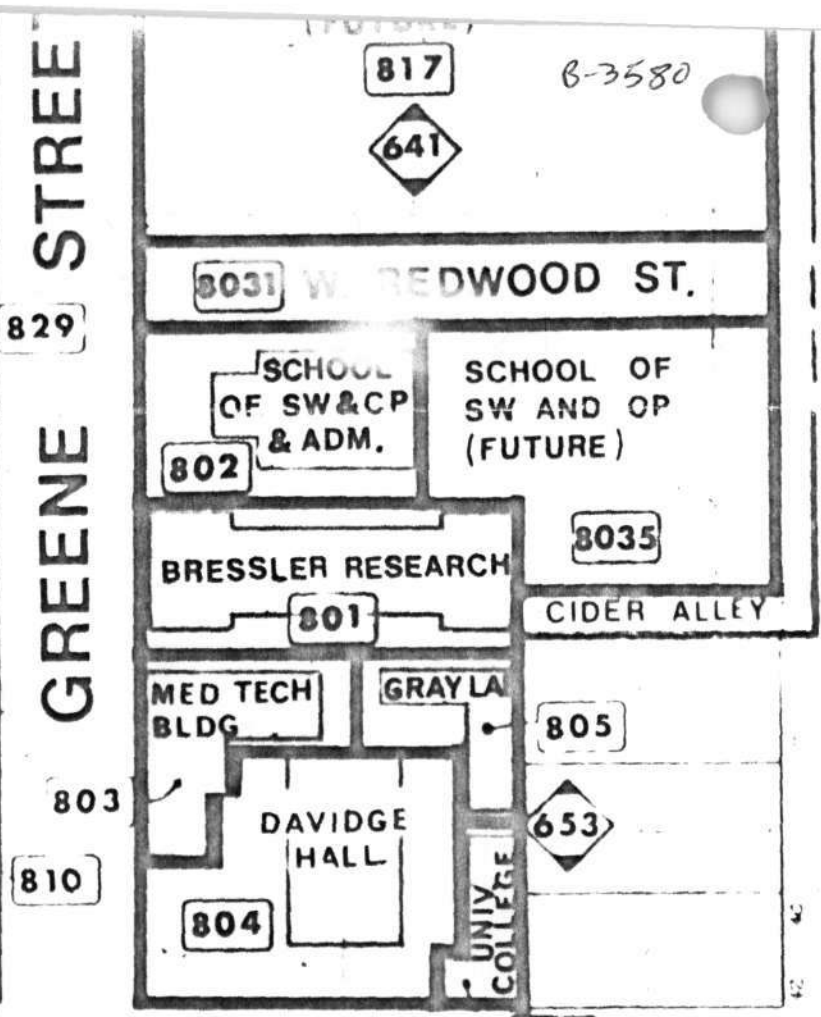
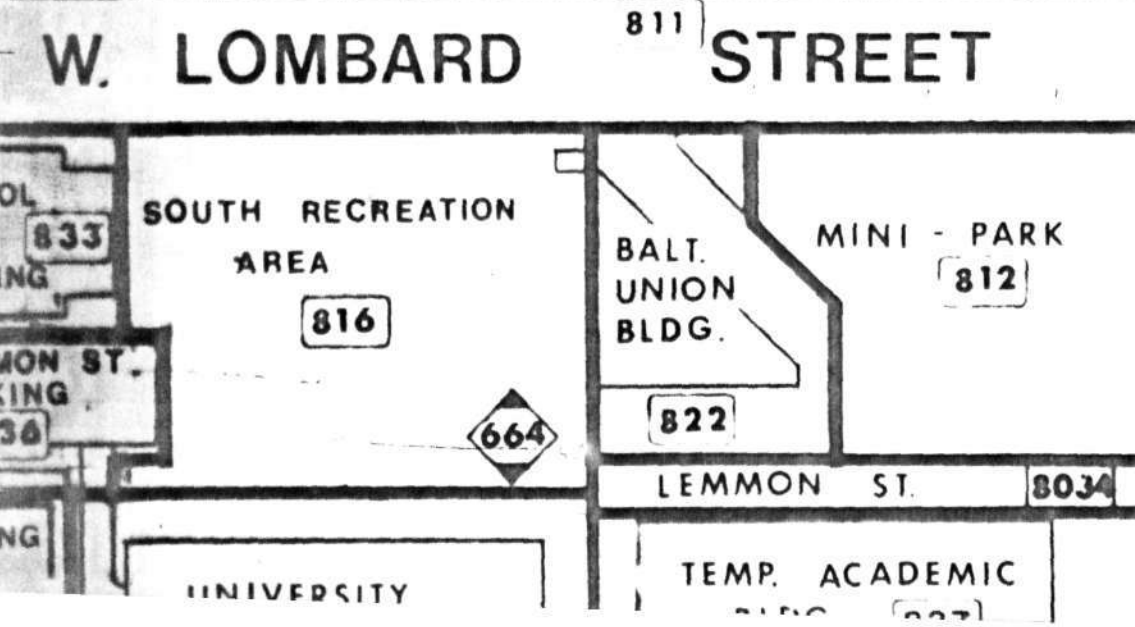
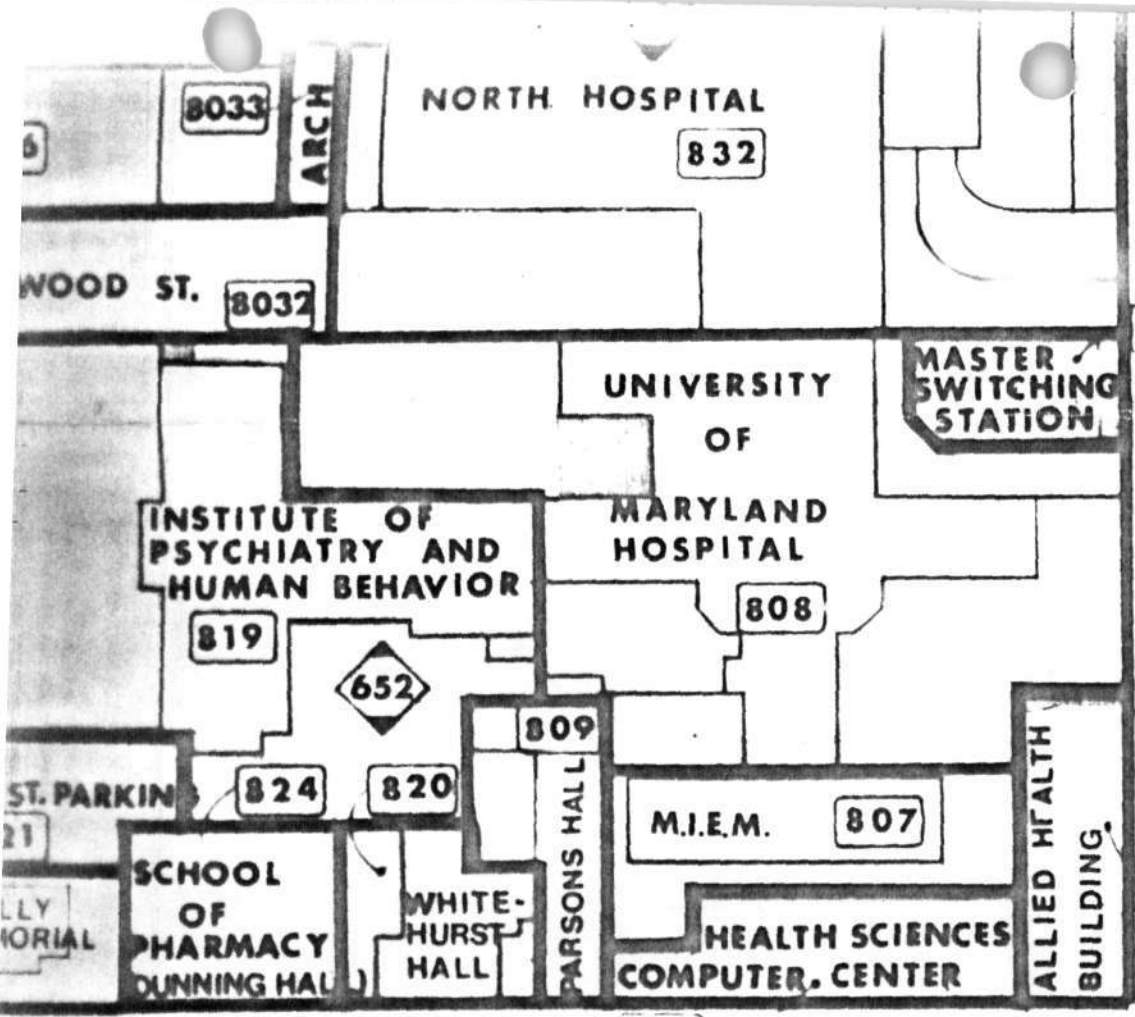
MARYLAND

SURVEY NO.  
MD-17HISTORIC AMERICAN  
BUILDINGS SURVEY  
SHEET 4 OF 5 SHEETSSHEET OF CORNER  
SHEET NUMBERINCHES  
FULL SIZE0 1 2 3 4 5 6 7 8 9 10 CM  
METRIC

1'-9 1/4" TO SILL

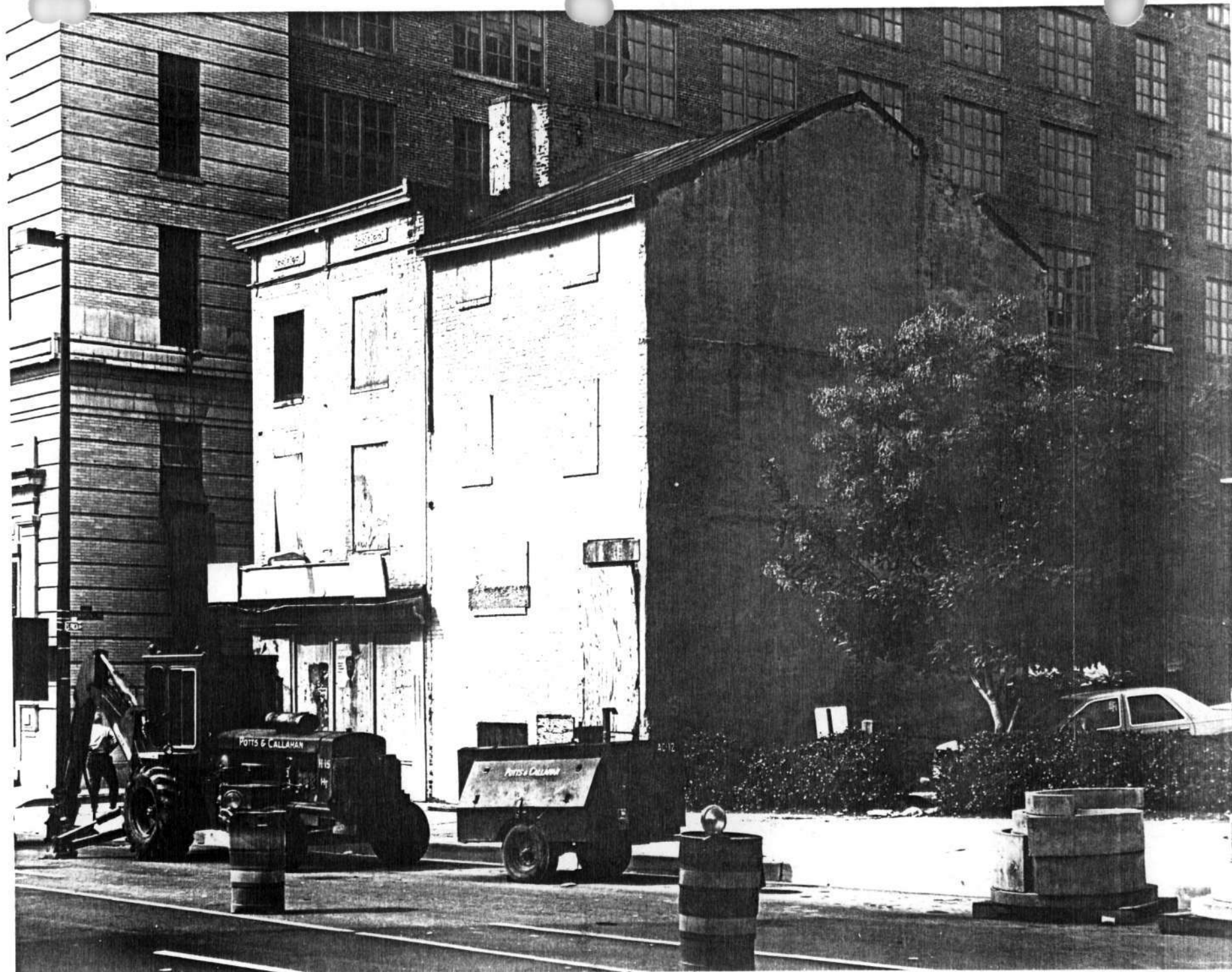






S. PACA STREET







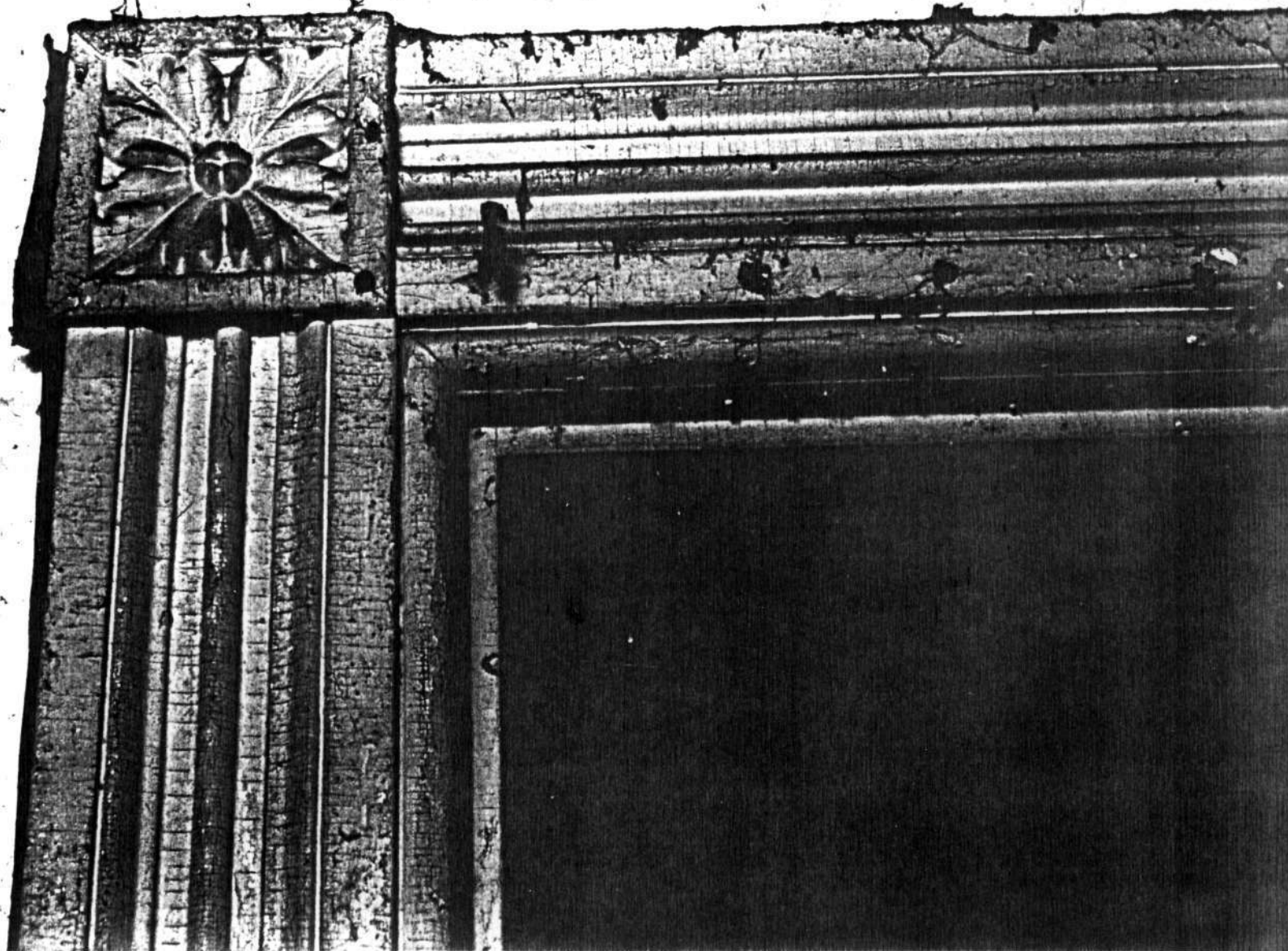
B-3580  
(106 S. Paca St -  
right)

106-108 SOUTH PACA STREET  
BALTIMORE, MARYLAND

UKIAB PHOTOGRAPHER - WILLIAM MC ALLEN

THREE-QUARTER FRONT VIEW FROM NE.

Photo date: 9/1985



B-3580

106 SOUTH PACA STREET  
BALTIMORE, MARYLAND

UMAP PHOTOGRAPHER - WM. MCALLEN  
TYPICAL TRIM DETAIL, 1<sup>ST</sup> FLOOR

Photo date: 9/1985



B-3580

106 SOUTH PACA STREET  
BALTIMORE, MARYLAND

LIKJAB PHOTOGRAPHER - WILLIAM McALLEN

UNUSUAL NEWEL DETAIL OF WINDING  
STAIR ; 3<sup>RD</sup> FLOOR

Photo date : 9/1985





B-3580

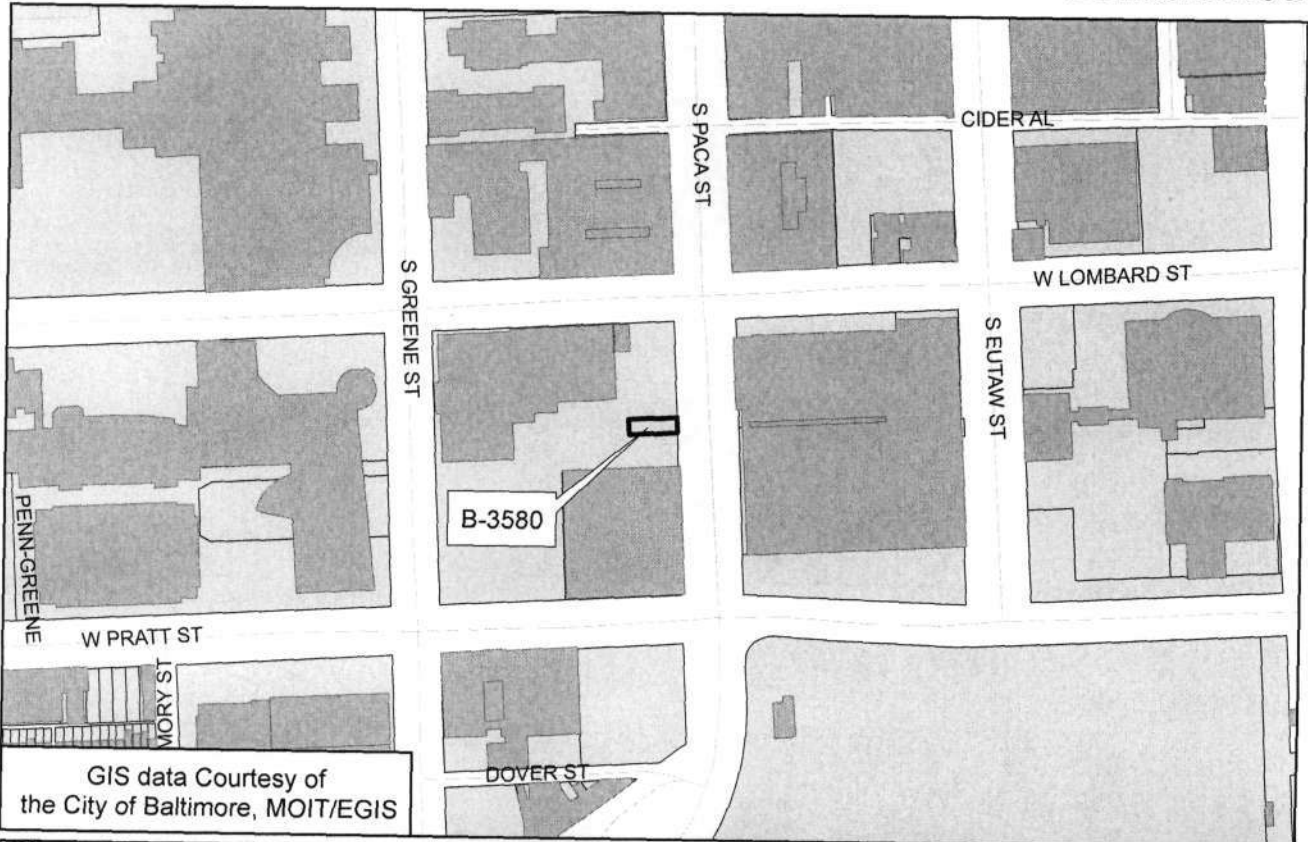
106 SOUTH PACA STREET  
BALTIMORE, MARYLAND

UMAB PHOTOGRAPHER - WILLIAM MCALLEN  
TYPICAL MARTEL AND DOOR, 1<sup>ST</sup> FLOOR

Photo date: 9/1985

B-3580  
106 S. Paca Street  
Block 0630 Lot 005  
Baltimore City  
Baltimore East Quad

**Demolished**







B-3579 & 3580

108, 106 S. Paca St., Baltimore, MD  
(UMAB)

Southeast elevation

12/79 E. Coxe